

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department - Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Light Industrial Use to Residential Use in Sy.No.163/P of Paradesipalem (V), Visakhapatnam Rural (M), Visakhapatnam District to an extent of 17077.70 Sq. Mtrs. applied by Sri BSN Raju, Managing Partner of M/s. SVLN Infra, Visakhapatnam – Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 153

Dated:21.08.2014.

Read the following:-

1. G.O.Ms.No.345 M.A. & U.D. (H2) Department, Dated.30.06.2006.
2. From the Vice Chairman, Visakhapatnam Urban Development Authority Visakhapatnam Lr.Rc.No.1588/2013/L5, Dated.23.10.2013.
3. Govt. Lr.No.17410/H2/2013, M.A. & U.D. (H2) Department Dated.06.10.2013.
4. Govt. Memo.No.11411/I2/2011, M.A. & U.D. (I1) Department Dated.30.06.2012.
5. Govt. Lr.No.17410/H2/2013, M.A. & U.D. (H2) Department Dated:24.05.2014.
6. From the Commissioner of Printing Press A.P. Gazette No.241, Part-I, Dated:29.05.2014.
7. From the Vice Chairman, Visakhapatnam Urban Development Authority Visakhapatnam Lr.Rc.No.1588/2013/L5, Dated:03.07.2014

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ORDER:-

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345 MA, dated: 30.06.2006 was issued in the Government Memo 5th read above and published in the Extraordinary issue of Andhra Pradesh Gazette No.241, Part-I, dated:29.05.2014. In the reference 7th read above, the Vice Chairman, Visakhapatnam Urban Development Authority has reported that, a paper notification has been issued on 06.06.2014 in two Daily News Papers calling objections and no objections have been received within the stipulated period and also reported that the applicant has paid an amount of Rs.6,83,082/- towards conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Hyderabad.

The Vice Chairman,

Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:

The applicant through Vice Chairman,

Visakhapatnam Urban Development Authority, Visakhapatnam.

The Commissioner,

Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

(PTO)

:2:

The Special Officer & Competent Authority,
Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Master Plan for Visakhapatnam, the same have been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.241, Part-I, dt.29.05.2014 as required by sub-section (3) of the said section.

VARIATION

The site falling in Sy.No.163/P of Paradesipalem (V) Visakhapatnam Rural Mandal, Visakhapatnam District to an extent of 17,077.70 Sq. Mtrs., the boundaries of which are given in the schedule below, presently earmarked for Light Industrial Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dt.30.06.2006 is now designated as Residential land Use by variation of change of land use, as the proposed site is surrounded by VUDA approved Residential Layouts, Apartment Buildings, Marikavalasa Village built-up area and Ozone Valley Layout of VUDA, as shown in Map No.25/2013, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. That the applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.
3. That the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. After approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

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8. Any other conditions as may be imposed by Vice Chairman,
Visakhapatnam Urban Development Authority,
Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Vacant land in Sy.No.163 and approved Layout
Open Space in Sy.No.164.
- East : HSD Layout vide L.P.No.11/2005 and its road in
Sy.Nos.163/p & 164 of Paradeshipalem(V),
Visakhapatnam Rural Mandal.
- South : Existing 40' wide road in Sy.No.162 of
Paradeshipalem(V), Visakhapatnam Rural Mandal.
- West : Partly land of Sarogi Steels & Partly Nekkanti Sea
Foods Ltd., in Sy.No.161 of Paradeshipalem(V),
Visakhapatnam Rural Mandal.

**Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER